

# 1943 Profile of the Chelsea, Manhattan area

from the 1943 *New York City Market Analysis*



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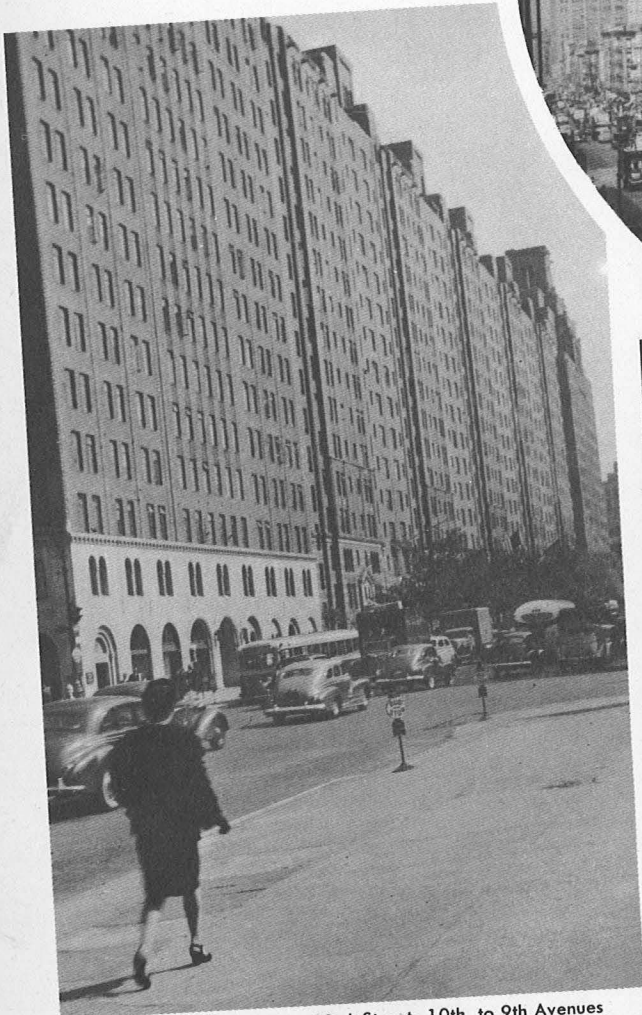
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# MANHATTAN 5

Chelsea

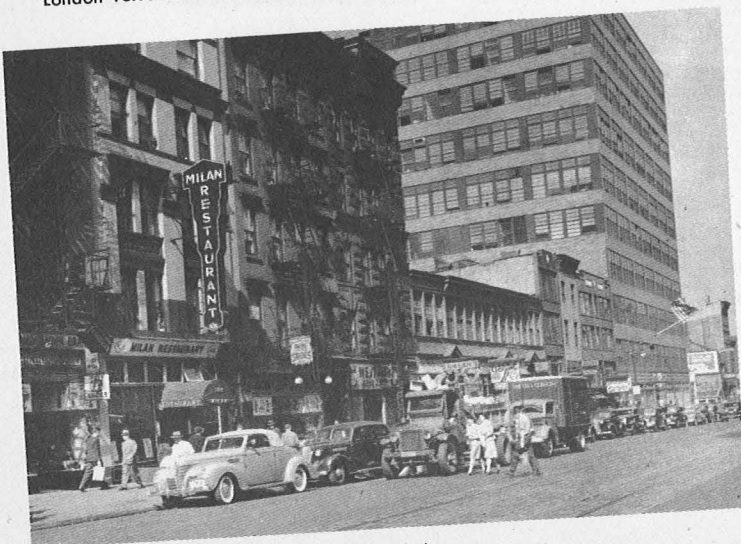
Right: 9th Avenue looking northeast from 35th Street



London Terrace—West 23rd Street, 10th to 9th Avenues



West 24th Street looking from 9th Avenue toward 8th Avenue

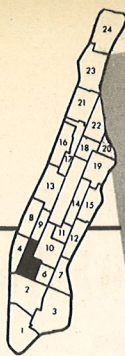


West 42nd Street looking west from 8th Avenue



Facing north on 7th Avenue from 15th Street





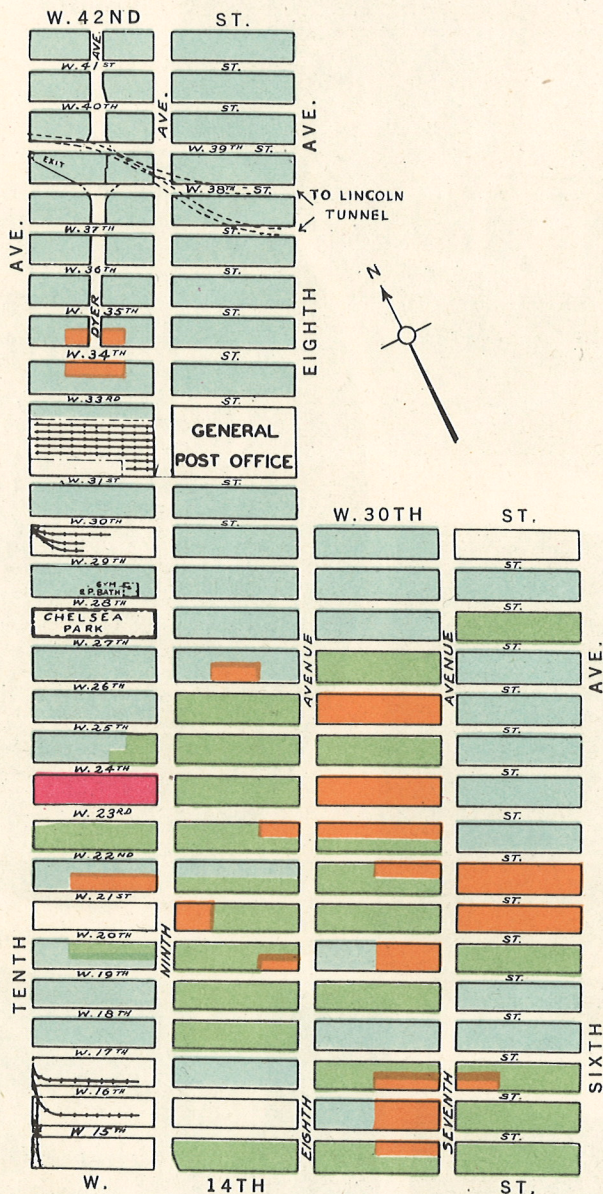
# NEW YORK CITY MARKET ANALYSIS

Compiled by  
THE NEWS  
THE NEW YORK TIMES  
DAILY MIRROR  
JOURNAL-AMERICAN

MANHATTAN

5

Chelsea



POPULATION . . . . . 65,527  
(larger than Phoenix, Ariz.)

Native white . . . . . 44,723  
Foreign-born white . . . . . 19,925  
Negro . . . . . 676  
Other races . . . . . 203

*Italians are the largest single foreign-born group; Irish are concentrated to the south, Greeks in the northern portion.*

FAMILIES . . . . . 20,584  
—owner families . . . . . 202  
—tenant families . . . . . 20,382

## FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	229
100-149	6,000-9,999	342
75- 99	4,500-5,999	1,206
50- 74	3,000-4,499	3,488
30- 49	1,800-2,999	5,953
40- 49	2,400-2,999	2,384
30- 39	1,800-2,399	3,569
Under 30	Under 1,800	9,098
Unknown		268

Median family expenditure . . \$1,978  
Average family expenditure . . \$2,455

RESIDENTIAL STRUCTURES . . 2,563  
—one-family houses . . . . . 487  
—two-family houses . . . . . 132  
—three-or-more-family houses . 1,944

This is a very active industrial and manufacturing district. At 14th Street and 9th Avenue there are wholesale poultry and meat houses. New York's fur and florist center is located in the area from 6th to 8th Avenues and from 26th to 30th Streets. Although almost deserted at night, it is one of Manhattan's most crowded areas by day. Poor grade tenements prevail. But

there are some excellent apartment developments. London Terrace, at 23rd Street between 9th and 10th Avenues, is one of these. There are also a few residential hotels in the same rental range as the London Terrace Apartments. A small part of the 14th Street shopping center is on the southern boundary of this district.